

Ordinance No. 119231

Council Bill No. 112297

AN ORDINANCE amending the Seattle Comprehensive Plan to incorporate portions of the 1998 Pioneer Square Neighborhood Plan.

The City of Seattle - Legislative Department
Council Bill/Ordinance sponsored by: _____

CCN
Coun

Law Department

Committee Action:

11/6/98 passed as amended 4-0 RC

11-16-98 Passed

CF No. _____

Date Introduced: <u>AUG 24 1998</u>	
Date 1st Referred: <u>AUG 24 1998</u>	To: (committee) <u>Neighborhoods, Growth Planning and Civic Engagement Committee</u>
Date Re - Referred:	To: (committee)
Date Re - Referred:	To: (committee)
Date of Final Passage: <u>11-16-98</u>	Full Council Vote: <u>9-0</u>
Date Presented to Mayor: <u>11-16-98</u>	Date Approved: <u>11-23-98</u>
Date Returned to City Clerk: <u>11-23-98</u>	Date Published: <u>T.O. <input checked="" type="checkbox"/> F.T. <input checked="" type="checkbox"/></u>
Date Vetoes by Mayor:	Date Veto Published:
Date Passed Over Veto:	Veto Sustained:

This file is complete and ready for presentation to Full Council. Committee:

Law Dept. Review

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City Clerk
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Neighborhoods, Growth
Planning and Civic
Engagement Committee

T.O. ☒
F.T. ☒

This

Law

The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: CONLIN

Councilmember

Law Department

Committee Action:

11/6/98 passed as amended 4-0 RC, NL, JD, SD

11-16-98 Passed

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Ms. Growth
Civic
Committee

D. ☒
R. ☒

ORDINANCE 119231

AN ORDINANCE amending the Seattle Comprehensive Plan to incorporate portions of the 1998 Pioneer Square Neighborhood Plan.

WHEREAS, on July 25, 1994, by Ordinance 117221, the City Council adopted the Seattle Comprehensive Plan, which includes a neighborhood planning element; and

WHEREAS, City Council Resolution 28966, adopted August 1, 1994, established a Neighborhood Planning Program for the City of Seattle; and

WHEREAS, a coalition of Pioneer Square neighborhood stakeholders came together to form a Pioneer Square Neighborhood Planning Committee in the spring of 1996 for the purpose of preparing a Neighborhood Plan as provided for in the City of Seattle Comprehensive Plan; and

WHEREAS, the Pioneer Square Planning Committee convened monthly meetings, special events and workshops open to everyone and regularly attended by dozens of citizens throughout the next two years; and

WHEREAS, The Pioneer Square Planning Committee conducted an extensive Phase I outreach process featuring a citizen survey, presentations at community group meetings, displays at community events and a well-attended validation celebration, all of which led to creation of a generally recognized Vision and Scope of Work for Phase II that builds upon and provides implementation guidance for the 1991 Pioneer Square Plan Update; and

WHEREAS, the Phase I outreach process also created a list of priority planning topics and resulted in the selection of members for a Planning Committee to lead Phase II planning; and

WHEREAS, in Phase II subcommittees were formed and consultants were hired to study and prepare analyses and recommendations on the issues of Improving Public Spaces, Broadening Residential Availability, Strengthening Our Economic Base, and Improving Infrastructure: Parking, Transportation, Utilities; and

WHEREAS, a final plan incorporating Key Strategies across the Top Seven Projects, additional activities for implementation and activities for long term consideration was completed, reviewed and approved by the Pioneer Square Planning Committee Board and validated by the community in response to a community-wide mailer and validation meeting; and

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1 WHEREAS, the overall vision of the 1998 Pioneer Square Neighborhood Plan is consistent
2 with the goals and policies of Seattle's Comprehensive Plan; and

3 WHEREAS, a SEPA checklist has been prepared and an addendum to the Comprehensive
4 Plan Final Environmental Impact Statement has been issued on July 30, 1998; and

5 WHEREAS, the Council finds that the proposed amendments are consistent with the Growth
6 Management Act, and will protect and promote the health, safety and welfare of the
7 general public;

8 **NOW THEREFORE,**

9 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

10 Section 1. The Seattle Comprehensive Plan, as adopted by Ordinance 117221 and
11 subsequently amended, is hereby amended as follows:

- 12 A. The Table of Contents of the Neighborhood Plans volume of the Comprehensive
13 Plan is hereby amended to add Pioneer Square, as shown in Attachment 1.
- 14 B. The 1998 Pioneer Square Neighborhood Plan goals and policies, as shown in
15 Attachment 2 to this Ordinance, are hereby incorporated into the Neighborhood
16 Plans volume of the Comprehensive Plan.
- 17 C. The Land Use Element of the Comprehensive Plan is hereby amended as shown in
18 Attachment 3 to this Ordinance to confirm the designation and growth targets for the
19 Pioneer Square Urban Center Village.
- 20 D. The Neighborhood Plans volume, Pioneer Square section, is hereby amended to
21 include the capital facilities and utilities inventory and analyses and transportation
22 analyses shown in Attachment 4 to this Ordinance.

23 Section 2. The amendments contained in Section 1 of this ordinance constitute
an adopted neighborhood plan for purposes of SMC 23.34.008(D)(2).

Section 3. This ordinance shall take effect and be in force thirty (30) days from and
after its approval by the Mayor, but if not approved and returned by the Mayor within ten

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November 12, 1998
Ver. 2

(10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the 16th day of November, 1998, and signed by me in open session in authentication of its passage this 16th day of November, 1998.

Greg Schall
President of the City Council

Approved by me this 23rd day of November, 1998.

Paul Schell
Paul Schell, Mayor

Filed by me this 23rd day of November, 1998.

Emily Dowfeld
City Clerk

(SEAL)

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November 12, 1998
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1 ATTACHMENTS

2 ATTACHMENT 1

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ATTACHMENT 1

**THE CITY OF SEATTLE COMPREHENSIVE PLAN
NEIGHBORHOOD PLANS**

Table of Contents

Ballard Interbay Northend Manufacturing/Industrial Center

Crown Hill/Ballard

Pioneer Square

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ATTACHMENT 2

PIONEER SQUARE GOALS AND POLICIES

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Pioneer Square Neighborhood Specific Goals and Policies

Open Space

- G2: A community with a strong quality of life including public art and cleanliness.
- PS1: Encourage the inclusion of an artist in the design of publicly funded projects.
- PS2: Improve gardening, cleaning and maintenance of public spaces within Pioneer Square through the coordination of city departments and private or non-profit cleaning companies.
- PS3: Recognize the importance of Occidental Corridor as the "center" of the neighborhood.
- PS4: Strive to improve park areas within Pioneer Square through grant funding and technical assistance.
- PS5: Reclaim Pioneer Square alleys for positive uses through improved cleanliness and safety programs.

Public Safety

- G: A community that invites pedestrian and tourist activity through a high level of civil behavior and cleanliness.
- PS6: Raise and maintain a high level of public behavior and civility standards through police enforcement and participation by neighborhood groups.
- PS7: Continue to support Good Neighbor Agreements between existing social service providers and the neighborhood.

Housing

- G: A diverse community with a significant residential population.
- PS8: Encourage housing development through both new construction and renovation of existing structures.
- PS9: Encourage the retention and development of artist live/work space.
- PS10: Encourage the development of incentive packages for housing construction and rehabilitation.
- PS11: Encourage the development of housing opportunities for a mix of incomes.

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PS12: Encourage concurrent development of businesses necessary to support residents in new housing developments.

Economic Development

G: A diverse and unique community with an eclectic mix of businesses and major community facilities.

PS13: Recognize the Kingdome North Lot development as a business anchor in the neighborhood.

PS14: Encourage coordination between development projects, neighborhood enterprise and the local labor pool - especially low-income and shelter residents.

PS15: Strive to maintain local access to Pioneer Square during major events.

PS16: Support neighborhood efforts to develop business support and communication system.

Transportation and Utilities

G: A community with an efficient transportation system that provides efficient access to sites inside and outside neighborhood boundaries.

PS17: Coordinate with other responsible agencies to develop access opportunities to the neighborhood through transit and pedestrian methods.

PS18: Strive to improve infrastructure to accommodate increased pedestrian and traffic uses.

PS19: Strengthen coordination of alley improvements among city department and involved neighborhood groups.

PS20: Encourage the development of a community parking program in order to provide access for residents, especially during events.

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ATTACHMENT 3

AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT

G36

Achieve the following 20-year growth targets in urban villages:

	Residential Growth	Employment Growth

Pioneer Square	approx. 2100 households	approx. 4800 jobs

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ATTACHMENT 4

**CAPITAL FACILITIES AND UTILITIES INVENTORIES AND ANALYSES AND
TRANSPORTATION ANALYSES**

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Table 1
Inventory for Facilities and Utilities Serving
Pioneer Square/Kingdome Urban Center Village

Facility Type	Name	Location	Capacity	Information Sources ¹ /Comments
Fire Station ²	SFD 10	301 2nd Ave. S	Engine Co., Ladder Co., Battalion, Aid Co., Hazmat Van	Seattle Fire Department
	SFD 3	925 Alaskan Way	Engine Co., Fireboat	
	SFD 2	2334 4th Ave.	Engine Co., Ladder Co., Aid Co.	
	SFD 25	1300 E. Pine St.	Engine Co., Ladder Co., Battalion, Aid Car, Power Unit	
Police	West Precinct	Public Safety Bldg., 610 3rd Ave.	11.59 sq. mi. service area, 1994 population 64,699	Seattle Police Department Patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision.
Schools ³	John Hay Elementary	201 Garfield	414 students	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995
	Lowell Elementary	1058 E. Mercer St.	391 students	
	Minor Elementary	1701 E. Union St.	391 students	
	Gatzert Elementary	1301 E. Yesler Way	414 students	
Library	All 10 Middle Schools			Seattle Public Library Statistical Report, ED&A, December 1992
	All 10 High Schools			
Library	Downtown Main Library	1600 4th Ave.	166,092 sq. ft. Downtown pop 21,904 Citywide pop 1990 516,334 or .32 sq. ft/capita	
Parks	Pioneer Square	Yesler Way & 1st Ave. In Village	0.10 ac: Historic street triangle mini-park with benches, cobblestones, pergola, gaslights, totem pole and sculpture	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989 Urban Villages Open Space Analyses, Office of Management and Planning
	City Hall Park	Jefferson St. between 3rd and 4th Aves. In Village	0.70 ac: Lawn, tables, benches	
	S. Washington Boat Dock	Alaskan Way & S. Washington St. In Village	0.43 ac: Boat dock	

¹ For an overview of City facilities, see *Community Services and Facilities, Public Utilities Background Report*, City of Seattle, Office of Management and Planning, 1990.

² The nearest station is listed; Fire and Emergency Medical Services are generally provided by the nearest station. In the case of larger fires, firefighting and medical resources are also dispatched from other stations. Aid units and fire engines are equipped to handle many medical emergencies; medic units are dispatched to serious medical emergencies.

³ Through the student assignment plan, the village is served by a number of designated regular elementary schools, and at least six Seattle School District Alternative Schools. School capacities are determined in part by the mix of programs offered and the number of portable classrooms used, and are subject to change.

Facility Type	Name	Location	Capacity	Information Sources ¹ /Comments
Electrical power	Occidental Square	Occidental Ave. S & S. Main St.; In Village	0.61 ac: Cobblestones, glass pavilion, landscaping, benches, totem poles	Seattle City Light, October 1996 One tenth of this village is located in City Light's Downtown forecast area, which has a total capacity of 422 megawatts. Nine-tenths of this village is located in City Light's Southeast forecast area, which has a total capacity of 427 megawatts.
	Occidental Square Mall	In Village	0.88 ac: cobblestones, sculpture	
	Massachusetts substation South substation	S Massachusetts St. & Utah Ave. S 3839 4th Ave. S	82 Megawatts 288 Megawatts	
Water	This village is located in the 316 pressure zone. Water for this village comes from the Cedar River supply. Storage is provided by the Lincoln Reservoir (Nagel Pl. & E. Howell St.) and Beacon Reservoir (Beacon Ave. S & S Spokane St.) See Utilities Figure A-4 Map for system location: (Capital Facilities Appendix).		Lincoln Reservoir: 21 million gallons Beacon Reservoir: 61 million gallons Supply mains were constructed primarily before 1919. Pipes are predominately of cast iron.	Seattle Water Department, October-November, 1993 In this pressure zone, elevations range from 6-55 feet above sea level; static water pressure ranges from 113-135 pounds per square inch. ⁴ The minimum pressure in the area is considered very good. Soils could be subject to liquefaction in seismic events.
Drainage & Wastewater	This village is served by a Combined system except for a small area on the waterfront in the northern portion of the village, which is served by a Partially Separated system. See Utilities Figure A-5 Map for system locations (Capital Facilities Appendix).		With Combined systems, existing sewage flows constitute about 5% of pipe capacity, with the remainder for stormwater flows. Capacity of the combined systems in this area is considered adequate. With Partially Separated systems, about 15% of the stormwater enters the sewer system, with the remaining 85% diverted to the storm drain system. Capacity of the partially separated systems in this area is considered adequate. Sewer rehabilitation projects (part of the 6-year Capital Improvement Program) performed as needed may enhance system capacity.	Seattle Drainage and Wastewater Utility, November 1996 Combined Sanitary/Stormwater System: A system where all sanitary and storm wastewater is carried through the system in one sewer pipe. Partial Separation System: A system where the water from street and major parking lot drainage is collected and transferred in one pipe or ditch and culvert system, and the other surface wastewater such as that from roof drains is carried with the sanitary sewer in a sewer pipe.

⁴ Minimum working pressure of 30 psi is the standard for new construction and 80 psi is the new standard for maximum pressure. Some areas of Seattle exceed the maximum and other areas have less than the minimum pressure.

Table 2
Capital Facilities and Utilities Analysis
Pioneer Square/Kingdome Urban Center Village

Expected 6-yr. HH Growth: 580
Expected 20-yr HH Growth: 2,100
Land Area: 142 Acres

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth ⁵	20-year growth	
Fire	None	None expected at this time.	Fire Station 10 has an average response time of 2.99 minutes for emergency medical calls and 3.71 minutes for fire calls. Fire Station 5 has an average response time of 2.63 minutes for emergency medical calls and 3.61 minutes for fire calls. Fire Station 2 has an average response time of 3.17 minutes for emergency medical calls and 3.85 minutes for fire calls. Fire Station 25 has an average response time of 3.21 minutes for emergency medical calls and 4.11 minutes for fire calls. Industry standards are to maintain a 4-6 minute response time or less for emergency medical calls and a 5-minute or less response time for first response to fire emergencies. Response times for all these stations meet industry standards and are expected to for the next six years.
Police	A new West Precinct, opening in 1998, is expected to be adequate to accommodate SPD activities that may result from the increased population.	None expected at this time.	Seattle Police Department patrol units are allocated around-the-clock based on calls for service. Location and size of facilities are not critical to service provision since police officers are on patrol in various sectors, and calls for service are dispatched by radio, or officers handle situations on-view.
Schools	School facility expansions or improvements are not expected to be required as a result of growth in this village.		Seattle School District Physical goals for: a) Elementary schools: 380-535 students, 4-acre site; b) Middle school: 600-800 students, 12-acre site; and c) High School 1,000-1,600 students, 17-acre site. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere. Phase Two of the School District's Building Excellence program includes projects at the following neighborhood schools: <ul style="list-style-type: none"> • Lowell: Demolition, all new construction • Minor: Partial demolition, modernization, new addition Voters have not yet approved funds for this phase.

⁵ An explanation of the methodologies used to assess adequacy can be obtained from the Neighborhood Planning Office.

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth ⁵	20-year growth	
Electricity	None	A 4th transformer and switchgear bus-section will be added to the Luvamish Substation to increase capacity in one of the forecast areas of which this village is a part.	<p>Electrical demand from this village is estimated to increase by 3.9 annual average megawatts and 7.4 megawatts in a peak hour in 6 years.</p> <p>One tenth of this village is located in City Light's Downtown forecast area. In 6 years, capacity in this forecast area will be 422 megawatts, and demand is expected to be 301 megawatts. In 20 years, capacity in this forecast area will be 422 megawatts, and demand is expected to be 373 megawatts. In both years, capacity is more than adequate to meet demand.</p> <p>Nine tenths of this village is located in City Light's Southwest forecast area. In 6 years, capacity in this forecast area will be 427 megawatts, and demand is expected to be 398 megawatts. In 20 years, capacity in this forecast area will be 547 megawatts, and demand is expected to be 471 megawatts. In both years, capacity is more than adequate to meet demand.</p> <p>There is an industrial substation at 201 S King (Kingdome Substation); the network portion of the system at the Massachusetts Substation may need substantial rebuilding next year.</p>
Water	None	None expected at this time.	<p>Current peak day demand estimate: 2.0 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 2.5 mgd or 26% increase. Peak day demand estimate in 20 years: 3.6 mgd or 78.5% increase. The supply and distribution network is in generally good order and appears to be adequately sized to accommodate demand through 2002. If growth is concentrated in certain locales, it is possible that local improvements would be needed. A common practice downtown is to replace water mains when street surface improvements, such as transit-related repaving projects, are undertaken.</p>
Drainage and Wastewater	No new facilities are expected to be required because of new growth.		<p>The Drainage Control Ordinance requires on-site detention of stormwater runoff associated with new development or significant redevelopment. Limiting the rate of stormwater runoff from these sites more than offsets the increases in sewage flow from increased population density. The net effect of new development/redevelopment in this area will be a decrease in the peak rates of flow during storm events.</p> <p>Depending on the concentration of actual development, it is possible that isolated sewer capacity improvements would be needed.</p> <p>With combined systems, existing sewage flows constitute only about 5% of pipe capacity, and wastes from growth will constitute small incremental flows that are not likely to exceed capacity. For partially separated systems, wastes from growth will constitute small incremental flows that are not likely to exceed capacity. On-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p>

Table 3
Transportation Analysis⁶ for
Downtown Urban Center (including Pioneer Square/Kingdome Urban Center Village)

Screenline Location	Arterials	Arterial Classification	Direction	V/C Ratio	
				1990	2010
North of Seneca	1st Ave.	Minor	Northbound	0.9	1.1
	2nd Ave.	Principal	Southbound	0.7	1.0
	3rd Ave.	Principal			
	4th Ave.	Principal			
	5th Ave.	Minor			
North of Blanchard	6th Ave.	Principal			
	Elliott Ave.	Principal	Northbound	0.5	0.5
	Western Ave.	Minor	Southbound	0.9	1.0
	1st Ave.	Minor			
	2nd Ave.	Principal			
	3rd Ave.	Minor			
	4th Ave.	Principal			
	5th Ave.	Minor			
	6th Ave.	Principal			
	7th Ave.	Minor			
East of 9th Ave.	8th Ave.	Minor			
	9th Ave.	Minor			
	Westlake Ave.	Principal			
	Lenora St.	Non	Eastbound	0.5	0.6
	Virginia St.	Minor	Westbound	0.3	0.4
	Stewart St.	Principal			
	Howell St.	Principal			
West of I-5	Olive Way	Principal			
	Pine St.	Principal			
	Pike St.	Principal			
	Pike/Pine on ramp	Principal			
West of I-5 (cont.)	Pike/Pine on ramp	Principal	Eastbound	0.6	0.7
	Pine St.	Principal	Westbound	0.7	0.8
	Pike St.	Principal			
West of I-5 (cont.)	8th Ave.	Minor			
	Union off ramp	Principal			
	University on ramp	Principal			
	Seneca St.	Principal			
	Seneca off ramp	Principal			
	Spring St.	Principal			
	Spring on ramp	Principal			
	Madison St.	Principal			
	Columbia off ramp	Principal			
	Columbia/Cherry on	Principal			
	Cherry St.	Principal			
	James St.	Principal			
	James/6th on ramp	Principal			
West of I-5 (cont.)	6th Ave.	Principal			
	Yesler St.	Minor			

⁶ The results of this analysis are not intended for measuring concurrency. Previous concurrency analyses contained in the Comprehensive Plan indicate that Level-of-Service standards will not be exceeded by the 20-year growth projected for this area (see Comprehensive Plan Transportation Element).

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Screenline Location	Arterials	Arterial Classification	Direction	V/C Ratio	
				1990	2010
South of Jackson	Alaskan Way	Principal	Northbound	0.6	0.7
	Alaskan Way Viaduct	Principal	Southbound	0.7	0.9
	1st Ave. S	Minor			
	2nd Ave. S	Minor			
	4th Ave. S	Principal			
	5th Ave. S	Minor			

Traffic volumes were forecasted for the arterial streets in the center. Next, volumes were summed for all arterials crossing a "screenline," or an imaginary line that intersects the streets traveling through the area. The sum of volumes was compared to the sum of the capacities of arterials crossing the screenline, creating a volume-to-capacity (V/C) ratio. The V/C ratio across a screenline is an indicator of congestion. This method of measurement takes into account that drivers may make choices within an urban center among arterial streets and alternative modes.

The table above shows existing screenline V/C ratios and projections of V/C ratios for a typical evening peak hour in 2010 for four screenlines in the Downtown Urban Center. The existing V/C ratios are estimated from traffic counts collected in 1992 through 1995. Compare existing V/C ratios to the 2010 forecast to see the potential change over 20 years.

The V/C ratio can be used to identify areas where neighborhood or citywide transportation plans could encourage changes in travel behavior (e.g., mode, time of travel, destination) or improve operation of the street (e.g., by changing signal timing and the like). The use of screenlines allows flexibility in selecting improvement measures and locations within the urban center. The capacity of a street or screenline is not a fixed number of vehicles that can never be exceeded. Rather, it is a relative measure of traffic flow.

Arterial screenlines with a V/C ratio exceeding 1.0 now or possibly in the future might warrant attention in a neighborhood plan. High V/C ratios may be tolerable if the result is to shift people into other modes, or is a result of the development densities necessary for a vital urban village.

Existing conditions: Two screenlines have a V/C ratio of 0.9: North of Seneca in the northbound direction and North of Blanchard in the southbound direction. The screenline North of Seneca covers all traffic through the urban center in the north south direction.

The other screenlines have V/C ratios of 0.7 or less.

Future conditions: The V/C ratio on the North of Seneca screenline is projected to increase to 1.1 in the northbound direction and 1.0 in the southbound direction. The V/C ratio on North of Blanchard southbound would increase to 1.0.

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ATTACHMENT 5

COMPREHENSIVE PLAN LAND USE APPENDIX B

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LAND USE APPENDIX B

Growth Planning Estimates for Urban Centers, Center Villages, Hub Urban Villages, and Residential Urban Villages

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
Urban Centers & Center Villages									
Downtown Urban Center Total	945	7421	7.9	NA ¹	23.4	165119	175	NA ¹	241
Denny Regrade Village	216	3492	16.2	6500	46.3	22699	105	4500	126
Westlake Village	143	514	3.6	3500	28.1	22010	154	23600	319
Commercial Core Village	275	1435	5.2	1300	9.9	106823	388	27000	487
Pioneer Square Village	142	376	2.6	2100 ²	17.4	9113	64	4800 ²	90
International District Village	169	1604	9.5	1300	17.2	4474	26	2800	43
First Hill/Cap. Hill Center Total	912	21673	23.8	NA ¹	30.0	33393	37	NA ¹	50
First Hill Village	225	5896	26.2	2400	36.9	20626	85	6100	119
Capitol Hill Village	396	12450	31.4	1880	36.4	5284	13	3000	21
Pike/Pine Village	131	2349	18.0	620	22.7	3963	30	1400	41
South Capitol Hill Village	160	978	6.1	540	9.5	3520	22	1200	30
Univ. Dist. Urban Center Total	770	11611	15.0	NA ¹	17.8	31427	41	NA ¹	52
University Dist. NW Village	289	4324	14.9	1630	20.5	8625	30	3000	40
University Village Village	122	973	8.0	480	12.0	1580	13	700	19

LAND USE APPENDIX B

Growth Planning Estimates for Urban Centers, Center Villages, Hub Urban Villages, and Residential Urban Villages

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
University Campus Village	359	6313	17.6	0 ³	17.6	21222	59	4800	72
Northgate Urb. Center Total	410	3291	8.0	NA ¹	15.3	11366	28	NA ¹	50
Sea. Center Urb. Center Total	297	3138	10.6	NA ¹	15.0	19,000	64	NA ¹	75
Hub Urban Villages ⁴									
Ballard	323	4279	13.2	1520	17.9	3518	11	3700	22
Fremont	339	3766	11.1	820	13.5	6937	20	1700	25
Lake City	310	2740	8.8	1400	13.3	2827	9	2900	18
W. Seattle Junction	225	1835	8.2	1100	13.9	3108	14	2300	24
Aurora Ave N @ 130th St	344	2271	6.6	1260	10.3	4027	12	2800	20
Rainier Ave @ I-90	415	2043	4.9	1200	7.8	3371	8	3500	17
South Lake Union	446	461	1.0	1100 ⁵	4.8	15230	34	4500	44
Residential Urban Villages ⁴									
Aurora N @ 97th St	288	2106	7.3	900	10.4	NA	NA	NA	NA
Greenwood	202	1283	6.4	350	8.1	NA	NA	NA	NA
Upper Queen Anne	103	1063	10.3	300	13.2	NA	NA	NA	NA

LAND USE APPENDIX B

Growth Planning Estimates for Urban Centers, Center Villages, Hub Urban Villages, and Residential Urban Villages

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
Eastlake	205	2423	11.8	380	13.6	NA	NA	NA	NA
23rd Ave S @ S Jackson St	465	3186	6.6	900	8.4	NA	NA	NA	NA
Admiral District	103	798	7.8	340	11.1	NA	NA	NA	NA
Green Lake	107	1439	13.4	400	17.2	NA	NA	NA	NA
Roosevelt	160	1007	6.3	340	8.4	NA	NA	NA	NA
Wallingford	245	1973	8.1	200	8.9	NA	NA	NA	NA
Rainier Beach	227	1482	6.5	740	9.8	NA	NA	NA	NA
Columbia City	313	1639	5.2	740	7.6	NA	NA	NA	NA
SW Barton St @ 25th Ave S	278	1654	6.0	700	8.5	NA	NA	NA	NA
Beacon Hill	171	1844	10.8	550	14.0	NA	NA	NA	NA
Crown Hill	173	929	5.4	310	7.2	NA	NA	NA	NA
MLK Jr Wy S @ Holly St	380	1247	3.3	800 ⁶	5.4	NA	NA	NA	NA
South Park	264	997	3.8	350	5.1	NA	NA	NA	NA
21st Ave E @ E Madison St	145	1486	10.3	400	13.0	NA	NA	NA	NA
California @ SW Morgan St	139	1104	8.0	300	10.1	NA	NA	NA	NA

LAND USE ELEMENT APPENDIX B

Footnotes

- 1 Urban centers are not assigned planning estimates. Growth targets for urban centers are established in land use element section C. Growth targets for urban villages are established upon adoption of a neighborhood plan.
- 2 Assumes north Kingdome parking lot and vacant floor area in existing structures is available to accommodate a substantial share of household and employment growth.
- 3 No additional student housing growth according to UW General Physical Development Plan.
- 4 The areas to which numbers apply for land area, existing households and jobs, planning estimates and existing and planned densities for each hub and residential urban village are the unadopted village boundaries shown in Land Use Appendix A, above.
- 5 Eighty percent of the current zoning capacity in South Lake Union can accommodate 1,700 households. To guide the Seattle Commons planning effort, the long-term residential planning estimate for the area is a total of 4,900 households. It is assumed that the 3,200 households that presently cannot be accommodated in the area will be accommodated elsewhere in the city where there is available zoning capacity until necessary zoning changes can be made under the Seattle Commons Plan.
- 6 Because of the potential for redevelopment of the Holly Park Garden Community according to a neighborhood plan currently underway, a greater growth planning estimate is established for this area relative to other similar residential urban villages.

JPC:jpc
PIONORD.DOC
August 12, 1998
Ver. 1

ORDINANCE

AN ORDINANCE amending the Seattle Comprehensive Plan to incorporate portions of the 1998 Pioneer Square Neighborhood Plan.

WHEREAS, on July 25, 1994, by Ordinance 117221, the City Council adopted the Seattle Comprehensive Plan, which includes a neighborhood planning element; and

WHEREAS, City Council Resolution 28965, adopted August 1, 1994, established a Neighborhood Planning Program for the City of Seattle; and

WHEREAS, a coalition of Pioneer Square neighborhood stakeholders came together to form a Pioneer Square Neighborhood Planning Committee in the spring of 1996 for the purpose of preparing a Neighborhood Plan as provided for in the City of Seattle Comprehensive Plan; and

WHEREAS, the Pioneer Square Planning Committee convened monthly meetings, special events and workshops open to everyone and regularly attended by dozens of citizens throughout the next two years; and

WHEREAS, The Pioneer Square Planning Committee conducted an extensive Phase I outreach process featuring a citizen survey, presentations at community group meetings, displays at community events and a well-attended validation celebration, all of which led to creation of a generally recognized Vision and Scope of Work for Phase II that builds upon and provides implementation guidance for the 1991 Pioneer Square Plan Update; and

WHEREAS, the Phase I outreach process also created a list of priority planning topics and resulted in the selection of members for a Planning Committee to lead Phase II planning; and

WHEREAS, in Phase II subcommittees were formed and consultants were hired to study and prepare analyses and recommendations on the issues of Improving Public Spaces, Broadening Residential Availability, Strengthening Our Economic Base, and Improving Infrastructure: Parking, Transportation, Utilities; and

WHEREAS, a final plan incorporating Key Strategies across the Top Seven Projects, additional activities for implementation and activities for long term consideration was completed, reviewed and approved by the Pioneer Square Planning Committee Board and validated by the community in response to a community-wide mailer and validation meeting; and

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August 12, 1998
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1 WHEREAS, the overall vision of the 1998 Pioneer Square Neighborhood Plan is consistent
with the goals and policies of Seattle's Comprehensive Plan; and

2 WHEREAS, a SEPA checklist has been prepared and an addendum to the Comprehensive
3 Plan Final Environmental Impact Statement has been issued on July 30, 1998; and

4 WHEREAS, the Council finds that the proposed amendments are consistent with the Growth
Management Act, and will protect and promote the health, safety and welfare of the
5 general public;

6 NOW THEREFORE,

7 BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

8 Section 1. The Seattle Comprehensive Plan, as adopted by Ordinance 117221 and
9 last amended by Ordinance _____, is hereby amended as follows:

- 11 A. The Table of Contents of the Neighborhood Plans volume of the Comprehensive
Plan is hereby amended to add Pioneer Square, as shown in Attachment 1.
- 12 B. The 1998 Pioneer Square Neighborhood Plan goals and policies, as shown in
13 Attachment 2 to this Ordinance, are hereby incorporated into the Neighborhood
Plans volume of the Comprehensive Plan.
- 14 C. The Land Use Element of the Comprehensive Plan is hereby amended as shown in
15 Attachment 3 to this Ordinance to confirm the designation and growth targets for the
Pioneer Square Urban Center Village.
- 16 D. The Neighborhood Plans volume, Pioneer Square section, is hereby amended to
17 include the capital facilities and utilities inventory and analyses and transportation
analyses shown in Attachment 4 to this Ordinance.

18 Section 2. This ordinance shall take effect and be in force thirty (30) days from and after its
19 approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days
20 after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

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PIONCRD.DOC
August 12, 1998
Ver. 1

1 Passed by the City Council the ____ day of _____, 1998, and signed by
2 me in open session in authentication of its passage this ____ day of _____,
3 1998.

4 _____
President of the City Council

5 Approved by me this ____ day of _____, 1998.

6 _____
7 Paul Schell, Mayor

8 Filed by me this ____ day of _____, 19____.

9 _____
City Clerk

10 (SEAL)

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August 12, 1998
Ver. 1

1 **ATTACHMENTS**

2
3 **ATTACHMENT 1**

THE CITY OF SEATTLE COMPREHENSIVE PLAN
NEIGHBORHOOD PLANS

4 **ATTACHMENT 2**

PIONEER SQUARE GOALS AND POLICIES

5 **ATTACHMENT 3**

AMENDMENTS TO THE COMPREHENSIVE PLAN
LAND USE ELEMENT

6 **ATTACHMENT 4**

CAPITAL FACILITIES AND UTILITIES INVENTORY
AND ANALYSES AND TRANSPORTATION ANALYSES

7 **ATTACHMENT 5**

COMPREHENSIVE PLAN LAND USE APPENDIX B

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ATTACHMENT 1

THE CITY OF SEATTLE COMPREHENSIVE PLAN
NEIGHBORHOOD PLANS

Table of Contents

Ballard Interbay Northend Manufacturing/Industrial Center

Crown Hill/Ballard

Pioneer Square

University District Urban Center

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ATTACHMENT 2

PIONEER SQUARE GOALS AND POLICIES

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Pioneer Square Neighborhood Specific Goals and Policies

Open Space

- G3: A community with a strong quality of life including public art and cleanliness.
- PS1: Encourage the inclusion of an artist in the design of publicly funded projects.
- PS2: Improve gardening, cleaning and maintenance of public spaces within Pioneer Square through the coordination of city departments and private or non-profit cleaning companies.
- PS3: Recognize the importance of Occidental Corridor as the "center" of the neighborhood.
- PS4: Strive to improve park areas within Pioneer Square through grant funding and technical assistance.
- PS5: Reclaim Pioneer Square alleys for positive uses through improved cleanliness and safety programs.

Public Safety

- G: A community that invites pedestrian and tourist activity through a high level of civil behavior and cleanliness.
- PS6: Raise and maintain a high level of public behavior and civility standards through police enforcement and participation by neighborhood groups.
- PS7: Continue to support Good Neighbor Agreements between existing social service providers and the neighborhood.

Housing

- G: A diverse community with a significant residential population.
- PS8: Encourage housing development through both new construction and renovation of existing structures.
- PS9: Encourage the retention and development of artist live/work space.
- PS10: Encourage the development of incentive packages for housing construction and rehabilitation.
- PS11: Encourage the development of housing opportunities for a mix of incomes.

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PS12: Encourage concurrent development of businesses necessary to support residents in new housing developments.

Economic Development

G: A diverse and unique community with an eclectic mix of businesses and major community facilities.

PS13: Recognize the Kingdome North Lot development as a business anchor in the neighborhood.

PS14: Encourage coordination between development projects, neighborhood enterprise and the local labor pool - especially low-income and shelter residents.

PS15: Strive to maintain local access to Pioneer Square during major events.

PS16: Support neighborhood efforts to develop business support and communication system.

Transportation and Utilities

G: A community with an efficient transportation system that provides efficient access to sites inside and outside neighborhood boundaries.

PS17: Coordinate with other responsible agencies to develop access opportunities to the neighborhood through transit and pedestrian methods.

PS18: Strive to improve infrastructure to accommodate increased pedestrian and traffic uses.

PS19: Strengthen coordination of alley improvements among city department and involved neighborhood groups.

PS20: Encourage the development of a community parking program in order to provide access for residents, especially during events.

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ATTACHMENT 3

AMENDMENTS TO THE COMPREHENSIVE PLAN LAND USE ELEMENT

G36

Achieve the following 20-year growth targets in urban villages:

Pioneer Square	Residential Growth approx. 2100 households	Employment Growth approx. 4800 jobs
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ATTACHMENT 4

**CAPITAL FACILITIES AND UTILITIES INVENTORIES AND ANALYSES AND
TRANSPORTATION ANALYSES**

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Table 1
Inventory for Facilities and Utilities Serving
Pioneer Square/Kingdome Urban Center Village

Facility Type	Name	Location	Capacity	Information Sources /Comments
Fire Station ¹	SFD 10	301 2nd Ave. S	Engine Co., Ladder Co., Battalion, Aid Co., Hazmat Van	Seattle Fire Department
	SFD 5	925 Alaskan Way	Engine Co., Fireboat	
	SFD 2	2334 4th Ave.	Engine Co., Ladder Co., Aid Co.	
	SFD 25	1300 E. Pine St.	Engine Co., Ladder Co., Battalion, Aid Car, Power Unit	
Police	West Precinct	Public Safety Bldg., 610 3rd Ave.	11.59 sq. mi. service area, 1994 population 64,699	Seattle Police Department Patrol units are allocated around-the- clock based on calls for service. Location and size of facilities are not critical to service provision.
Schools ²	John Hay Elementary Lowell Elementary Minor Elementary Galzert Elementary All 10 Middle Schools All 10 High Schools	201 Garfield 1058 E. Mercer St. 1701 E. Union St. 1301 E. Yesler Way	414 students 391 students 391 students 414 students	Seattle Public Schools' 1995-1996 Choices, Seattle Public Schools, 1995
Library	Downtown Main Library	1000 4th Ave.	166,092 sq. ft. Downtown pop 21,904 Citywide pop 1990 516,334 or .32 sq. ft/capita	Seattle Public Library Statistical Report, EDL&A, December 1992
Parks	Pioneer Square	Yesler Way & 1st Ave. In Village	0.10 ac: Historic street triangle mini- park with benches, cobblestones, pergola, gaslights, totem pole and sculpture	Open Spaces, Parks and Facilities Inventory, Seattle Department of Parks and Recreation, August 1989 Urban Villages Open Space Analyses, Office of Management and Planning
	City Hall Park	Jefferson St. between 3rd and 4th Aves. In Village	0.70 ac: Lawn, tables, benches	
	S. Washington Boat Dock	Alaskan Way & S. Washington St. In Village	0.43 ac: Boat dock	

¹ For an overview of City facilities, see *Community Services and Facilities, Public Utilities Background Report*, City of Seattle, Office of Management and Planning, 1990.

² The nearest station is listed; Fire and Emergency Medical Services are generally provided by the nearest station. In the case of larger fires, firefighting and medical resources are also dispatched from other stations. Aid units and fire engines are equipped to handle many medical emergencies; medic units are dispatched to serious medical emergencies.

³ Through the student assignment plan the village is served by a number of designated regular elementary schools, and at least six Seattle School District Alternative Schools. School capacities are determined in part by the mix of programs offered and the number of portable classrooms used, and are subject to change.

Facility Type	Name	Location	Capacity	Information Sources /Comments
Electrical power	Occidental Square	Occidental Ave. S & S Main St.; In Village	0.61 ac: Cobblestones, glass pavilion, landscaping, benches, totem poles	Seattle City Light, October 1996 One tenth of this village is located in City Light's Downtown forecast area, which has a total capacity of 422 megawatts. Nine-tenths of this village is located in City Light's Southwest forecast area, which has a total capacity of 427 megawatts.
	Occidental Square Mall	In Village	0.88 ac: cobblestones, sculpture	
	Massachusetts substation South substation	S Massachusetts St. & Utah St. S Main Ave. S	82 Megawatts 28F - watts	
Water	This village is located in the 316 pressure zone. Water for the village comes from the Cedar River supply. Storage is provided by the Lincoln Reservoir (Nagel Pl. & E. Howell St.) and Beacon Reservoir (Beacon Ave. S & S Spokane St.) See Map for system locations.		Lincoln Reservoir: 21 million gallons Beacon Reservoir: 61 million gallons Supply mains were constructed primarily before 1919. Pipes are predominately of cast iron.	Seattle Water Department, October-November, 1996 In this pressure zone, elevations range from 6-55 feet above sea level; static water pressure ranges from 113-135 pounds per square inch. ⁴ The minimum pressure in the area is considered very good. Soils could be subject to liquefaction in seismic events.
Drainage & Wastewater	This village is served by a Combined system except for a small area on the waterfront in the northern portion of the village, which is served by a Partially Separated system. See Map for system locations.		With Combined systems, existing sewage flows constitute about 5% of pipe capacity, with the remainder for stormwater flows. Capacity of the combined systems in this area is considered adequate. With Partially Separated systems, about 15% of the stormwater enters the sewer system, with the remaining 85% diverted to the storm drain system. Capacity of the partially separated systems in this area is considered adequate. Sewer rehabilitation projects (part of the 6-year Capital Improvement Program) performed as needed may enhance system capacity.	Seattle Drainage and Wastewater Utility, November 1996 Combined Sanitary/Stormwater System: A system where all sanitary and storm wastewater is carried through the system in one sewer pipe. Partial Separation System: A system where the water from street and major parking lot drainage is collected and transferred in one pipe or ditch and culvert system, and the other surface wastewater such as that from roof drains is carried with the sanitary sewer in a sewer pipe.

⁴ Minimum working pressure of 30 psi is the standard for new construction and 80 psi is the new standard for maximum pressure. Some areas of Seattle exceed the maximum and other areas have less than the minimum pressure.

Table 2
Capital Facilities and Utilities Analysis
Pioneer Square/Kingdom Urban Center Village

Expected 6-yr. HH Growth: 580
 Expected 20-yr HH Growth: 2,100
 Land Area: 142 Acres

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth ⁵	20-year growth	
Fire	None	None expected at this time.	Fire Station 10 has an average response time of 2.99 minutes for emergency medical calls and 3.71 minutes for fire calls. Fire Station 5 has an average response time of 2.63 minutes for emergency medical calls and 3.61 minutes for fire calls. Fire Station 2 has an average response time of 3.17 minutes for emergency medical calls and 3.85 minutes for fire calls. Fire Station 25 has an average response time of 3.21 minutes for emergency medical calls and 4.01 minutes for fire calls. Industry standards are to maintain a 4-6 minute response time or less for emergency medical calls and a 5-minute or less response time for first response to fire emergencies. Response times for all these stations meet industry standards and are expected to for the next six years.
Police	A new West Precinct, opening in 1998, is expected to be adequate to accommodate SPD activities that may result from the increased population.	None expected at this time.	In 1997 the Police Department will conduct a Police Precinct Planning Study intended to address the impacts of the shifting emphasis toward community policing techniques on the need for and nature of precinct-related facilities. The project will also contain an operational plan for precinct-based operations and a facilities plan for supporting those operations. Different facility requirements may be identified and planned for as a result of this study.
Schools	School facility expansions or improvements are not expected to be required as a result of growth in this village.		Physical goals for : a) Elementary schools: 380-535 students, 4-acre site; b) Middle school: 600-800 students, 12-acre site; and c) High School 1,000-1,600 students, 17-acre site. Currently, about 50% of public school students attend schools in their neighborhoods, and the other 50% choose schools elsewhere. Phase Two of the School District's Building Excellence program includes projects at the following neighborhood schools: <ul style="list-style-type: none"> • Lowell: Demolition, all new construction • Minor: Partial demolition, modernization, new addition Voters have not yet approved funds for this phase.

⁵ An explanation of the methodologies used to assess adequacy can be obtained from the Neighborhood Planning Office.

Facility Type	Facilities needed to accommodate:		Analysis
	6-year growth	20-year growth	
Electricity	None	A 4th transformer and switchgear bus-section will be added to the Duwamish Substation to increase capacity in one of the forecast areas of which this village is a part.	<p>Electrical demand from this village is estimated to increase by 3.9 annual average megawatts and 7.4 megawatts in a peak hour in 6 years.</p> <p>One tenth of this village is located in City Light's Downtown forecast area. In 6 years, capacity in this forecast area will be 422 megawatts, and demand is expected to be 301 megawatts. In 20 years, capacity in this forecast area will be 422 megawatts, and demand is expected to be 373 megawatts. In both years, capacity is more than adequate to meet demand.</p> <p>Nine tenths of this village is located in City Light's Southwest forecast area. In 6 years, capacity in this forecast area will be 427 megawatts, and demand is expected to be 398 megawatts. In 20 years, capacity in this forecast area will be 547 megawatts, and demand is expected to be 471 megawatts. In both years, capacity is more than adequate to meet demand.</p> <p>There is an industrial substation at 201 S King (Kingdome Substation); the network portion of the system at the Massachusetts Substation may need substantial rebuilding next year.</p>
Water	None	None expected at this time.	<p>Current peak day demand estimate: 2.0 million gallons per day (mgd). Peak day demand estimate in 6 yrs: 2.5 mgd or 26% increase. Peak day demand estimate in 20 years: 3.6 mgd or 78.5% increase. The supply and distribution network is in generally good order and appears to be adequately sized to accommodate demand through 2002. If growth is concentrated in certain locales, it is possible that local improvements would be needed. A common practice downtown is to replace water mains when street surface improvements, such as transit-related repaving projects, are undertaken.</p>
Drainage and Wastewater	No new facilities are expected because of new growth.		<p>The Drainage Control Ordinance requires on-site detention of stormwater runoff associated with new development or significant redevelopment. Limiting the rate of stormwater runoff from these sites more than offsets the increases in sewage flow from increased population density. The net effect of new development/redevelopment in this area will be a decrease in the peak rates of flow during storm events.</p> <p>Depending on the concentration of actual development, it is possible that isolated sewer capacity improvements would be needed.</p> <p>With combined systems, existing sewage flows constitute only about 5% of pipe capacity, and wastes from growth will constitute small incremental flows that are not likely to exceed capacity. For partially separated systems, wastes from growth will constitute small incremental flows that are not likely to exceed capacity. On-site detention requirements for new growth will address the adequacy of the drainage system for this area.</p>

Table 3
Transportation Analysis⁶ for
Downtown Urban Center (including Pioneer Square/Kingdome Urban Center Village)

Screenline Location	Arterials	Arterial Classification	Direction	V/C Ratio	
				1990	2010
North of Seneca	1st Ave.	Minor	Northbound	0.9	1.1
	2nd Ave.	Principal	Southbound	0.7	1.0
	3rd Ave.	Principal			
	4th Ave.	Principal			
	5th Ave.	Minor			
North of Blanchard	6th Ave.	Principal			
	Elliott Ave.	Principal	Northbound	0.5	0.5
	Western Ave.	Minor	Southbound	0.9	1.0
	1st Ave.	Minor			
	2nd Ave.	Principal			
	3rd Ave.	Minor			
	4th Ave.	Principal			
	5th Ave.	Minor			
	6th Ave.	Principal			
	7th Ave.	Minor			
	8th Ave.	Minor			
	9th Ave.	Minor			
East of 9th Ave.	Westlake Ave.	Principal			
	Lenora St.	Non	Eastbound	0.5	0.6
	Virginia St.	Minor	Westbound	0.3	0.4
	Stewart St.	Principal			
	Howell St.	Principal			
	Olive Way	Principal			
	Pine St.	Principal			
	Pike St.	Principal			
West of I-5	Pike/Pine on ramp	Principal	Eastbound	0.6	0.7
	Pine St.	Principal	Westbound	0.7	0.8
	Pike St.	Principal			
West of I-5 (cont.)	8th Ave.	Minor			
	Union off ramp	Principal			
	University on ramp	Principal			
	Seneca St.	Principal			
	Seneca off ramp	Principal			
	Spring St.	Principal			
	Spring on ramp	Principal			
	Madison St.	Principal			
	Columbia off ramp	Principal			
	Columbia/Cherry on	Principal			
	Cherry St.	Principal			
	James St.	Principal			
	James/6th on ramp	Principal			
	6th Ave.	Principal			
	Yesler St.	Minor			

⁶ The results of this analysis are not intended for measuring concurrency. Previous concurrency analyses contained in the Comprehensive Plan indicate that Level-of-Service standards will not be exceeded by the 20-year growth projected for this area (see Comprehensive Plan Transportation Element).

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Screenline Location	Arterials	Arterial Classification	Direction	V/C Ratio	
				1990	2010
South of Jackson	Alaskan Way	Principal	Northbound	0.6	0.7
	Alaskan Way Viaduct	Principal	Southbound	0.7	0.9
	1st Ave. S	Minor			
	2nd Ave. S	Minor			
	4th Ave. S	Principal			
	5th Ave. S	Minor			

Traffic volumes were forecasted for the arterial streets in the center. Next, volumes were summed for all arterials crossing a "screenline," or an imaginary line that intersects the streets traveling through the area. The sum of volumes was compared to the sum of the capacities of arterials crossing the screenline, creating a volume-to-capacity (V/C) ratio. The V/C ratio across a screenline is an indicator of congestion. This method of measurement takes into account that drivers may make choices within an urban center among arterial streets and alternative modes.

The table above shows existing screenline V/C ratios and projections of V/C ratios for a typical evening peak hour in 2010 for four screenlines in the Downtown Urban Center. The existing V/C ratios are estimated from traffic counts collected in 1992 through 1995. Compare existing V/C ratios to the 2010 forecast to see the potential change over 20 years.

The V/C ratio can be used to identify areas where neighborhood or citywide transportation plans could encourage changes in travel behavior (e.g., mode, time of travel, destination) or improve operation of the street (e.g., by changing signal timing and the like). The use of screenlines allows flexibility in selecting improvement measures and locations within the urban center. The capacity of a street or screenline is not a fixed number of vehicles that can never be exceeded. Rather, it is a relative measure of traffic flow.

Arterial screenlines with a V/C ratio exceeding 1.0 now or possibly in the future might warrant attention in a neighborhood plan. High V/C ratios may be tolerable if the result is to shift people into other modes, or is a result of the development densities necessary for a vital urban village.

Existing conditions: Two screenlines have a V/C ratio of 0.9: North of Seneca in the northbound direction and North of Blanchard in the southbound direction. The screenline North of Seneca covers all traffic through the urban center in the north south direction.

The other screenlines have V/C ratios of 0.7 or less.

Future conditions: The V/C ratio on the North of Seneca screenline is projected to increase to 1.1 in the northbound direction and 1.0 in the southbound direction. The V/C ratio on North of Blanchard southbound would increase to 1.0.

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ATTACHMENT 5

COMPREHENSIVE PLAN LAND USE APPENDIX B

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LAND USE APPENDIX B

Growth Planning Estimates for Urban Centers, Center Villages, Hub Urban Villages, and Residential Urban Villages

Village	Land Area In Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
Urban Centers & Center Villages									
Downtown Urban Center Total	945	7421	7.9	NA ¹	23.4	165119	175	NA ¹	241
Denny Regrade Village	216	3492	16.2	6500	46.3	22699	105	4500	126
Westlake Village	143	514	3.6	3500	24.1	22010	154	23600	319
Commercial Core Village	275	1435	5.2	1300	9.9	106823	388	27000	487
Pioneer Square Village	142	376	2.6	2100 ²	17.4	9113	64	4800 ²	98
International District Village	169	1604	9.5	1300	17.2	4474	26	2800	43
First Hill/Cap. Hill Center Total	912	21673	23.8	NA ¹	30.0	33393	37	NA ¹	50
First Hill Village	225	5896	26.2	2400	36.9	20626	85	6100	119
Capitol Hill Village	396	12450	31.4	1980	36.4	5284	13	3000	21
Pike/Pine Village	131	2349	18.0	620	22.7	3963	30	1400	41
South Capitol Hill Village	160	978	6.1	540	9.5	3520	22	1200	30
Univ. Dist. Urban Center Total	770	11611	15.0	NA ¹	17.8	31427	41	NA ¹	52
University Dist. NW Village	289	4324	14.9	1630	20.5	8625	30	3000	40
University Village Village	122	973	8.0	480	12.0	1580	13	700	19

LAND USE APPENDIX B

Growth Planning Estimates for Urban Centers, Center Villages, Hub Urban Villages, and Residential Urban Villages

Village	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
University Campus Village	359	6313	17.6	0 ³	17.6	21222	59	4800	72
Northgate Urb. Center Total	410	3291	8.0	NA ¹	15.3	11366	28	NA ¹	50
Sea. Center Urb. Center Total	297	3138	10.6	NA ¹	15.0	19,000	64	NA ¹	75
Hub Urban Villages ⁴									
Ballard	323	4279	13.2	1520	17.9	3518	11	3700	22
Fremont	339	3766	11.1	820	13.5	6937	20	1700	25
Lake City	310	2740	8.8	1400	13.3	2827	9	2900	18
W. Seattle Junction	225	1835	8.2	1100	13.0	3108	14	2300	24
Aurora Ave N @ 130th St	344	2271	6.6	1260	10.3	4027	12	2800	20
Rainier Ave @ I-90	415	2043	4.9	1200	7.8	3371	8	3500	17
South Lake Union	446	461	1.0	1700 ⁵	4.8	15230	34	4500	44
Residential Urban Villages ⁴									
Aurora N @ 37th St	288	2106	7.3	900	10.4	NA	NA	NA	NA
Greenwood	202	1283	6.4	350	8.1	NA	NA	NA	NA
Upper Queen Anne	103	1063	10.3	300	13.2	NA	NA	NA	NA

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		Existing	Existing Density (HH/Acre)	Growth Target or Planning Estimate (HH Growth)	Estimated 2010 Density	Existing	Existing Density (Jobs/Acre)	Growth Target or Planning Estimate (Job Growth)	Estimated 2010 Density
Eastlake	205	2423	11.8	380	13.6	NA	NA	NA	NA
23rd Ave S @ S Jackson St	485	3186	6.6	900	8.4	NA	NA	NA	NA
Admiral District	103	798	7.8	340	11.1	NA	NA	NA	NA
Green Lake	107	1439	13.4	400	17.2	NA	NA	NA	NA
Roosevelt	160	1007	6.3	340	8.4	NA	NA	NA	NA
Wallingford	245	1973	8.1	200	8.9	NA	NA	NA	NA
Rainier Beach	227	1482	6.5	740	9.8	NA	NA	NA	NA
Columbia City	313	1639	5.2	740	7.6	NA	NA	NA	NA
SW Barton St @ 25th Ave S	278	1654	6.0	700	8.5	NA	NA	NA	NA
Beacon Hill	171	1844	10.8	550	14.0	NA	NA	NA	NA
Crown Hill	173	929	5.4	310	7.2	NA	NA	NA	NA
MLK Jr Wy S @ Holly St	380	1247	3.3	500 ⁵	5.4	NA	NA	NA	NA
South Park	284	997	3.8	350	5.1	NA	NA	NA	NA
21st Ave E @ E Madison St	145	1486	10.3	400	13.0	NA	NA	NA	NA
California @ SW Morgan St	139	1104	8.0	300	10.1	NA	NA	NA	NA

LAND USE ELEMENT APPENDIX B

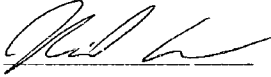
Footnotes

- ¹ Urban centers are not assigned planning estimates. Growth targets for urban centers are established in land use element section C. Growth targets for urban villages are established upon adoption of a neighborhood plan.
- ² Assumes north Kingdome parking lot and vacant floor area in existing structures is available to accommodate a substantial share of household and employment growth.
- ³ No additional student housing growth according to UW General Physical Development Plan.
- ⁴ The areas to which numbers apply for land area, existing households and jobs, planning estimates and existing and planned densities for each hub and residential urban village are the unadopted village boundaries shown in Land Use Appendix A, above.
- ⁵ Eighty percent of the current zoning capacity in South Lake Union can accommodate 1,700 households. To guide the Seattle Commons planning effort, the long-term residential planning estimate for the area is a total of 4,800 households. It is assumed that the 3,200 households that presently cannot be accommodated in the area will be accommodated elsewhere in the city where there is available zoning capacity until necessary zoning changes can be made under the Seattle Commons Plan.
- ⁶ Because of the potential for redevelopment of the Holly Park Garden Community according to a neighborhood plan currently underway, a greater growth planning estimate is established for this area relative to other similar residential urban villages.

TIME AND E STAMP

SPONSORSHIP

THE ATTACHED DOCUMENT IS SPONSORED FOR FILING WITH THE CITY COUNCIL BY
THE MEMBER(S) OF THE CITY COUNCIL WHOSE SIGNATURE(S) ARE SHOWN BELOW:

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FOR CITY COUNCIL PRESIDENT USE ONLY

COMMITTEE(S) REFERRED TO: _____

PRESIDENT'S SIGNATURE

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STATE OF WASHINGTON - KING COUNTY

99894
City of Seattle, City Clerk

—ss.

No. FULL, ORDINAN

City of Seattle

ORDINANCE 119231

AN ORDINANCE AMENDING THE SEATTLE COMPREHENSIVE PLAN TO INCORPORATE PORTIONS OF THE 1998 PIONEER SQUARE NEIGHBORHOOD PLAN.

WHEREAS, on July 22, 1991, by Ordinance 117221, the City Council adopted the Seattle Comprehensive Plan, which includes a neighborhood planning element, and

WHEREAS, City Council Resolution 29560, adopted August 1, 1994, established a Neighborhood Planning Program for the City of Seattle; and

WHEREAS, a coalition of Pioneer Square neighborhood stakeholders came together to form a Pioneer Square Neighborhood Planning Committee in the spring of 1996 for the purpose of preparing a Neighborhood Plan as provided for in the City of Seattle Comprehensive Plan; and

WHEREAS, the Pioneer Square Planning Committee convened monthly meetings, special events and workshops open to everyone and regularly attended by dozens of citizens throughout the next two years; and

WHEREAS, the Pioneer Square Planning Committee conducted an extensive Phase I outreach process featuring a citizen survey, presentations at community group meetings, displays at community events, and a well-attended validation celebration, all of which led to creation of a generally recognized vision and scope of work for Phase II that builds upon and provides implementation guidance for the 1991 Pioneer Square Plan Update; and

WHEREAS, the Phase I outreach process also created a list of priority planning topics and resulted in the selection of members for a Planning Committee to lead Phase II planning; and

WHEREAS, in Phase II subcommittees were formed and consultants were hired to study and prepare analyses and recommendations on the issues of Improving Public Spaces, Broadening Residential Availability, Strengthening Our Economic Base, and Improving Infrastructure: Parks, Transportation, Utilities, and

WHEREAS, a final plan incorporating key strategies across the Top Seven Projects, additional activities for implementation and activities for long-term consideration was completed, reviewed and approved by the Pioneer Square Planning Committee Board and validated by the community in response to a community-wide mailer and validation meeting; and

WHEREAS, the overall vision of the 1998 Pioneer Square Neighborhood Plan is consistent with the goals and policies of Seattle's Comprehensive Plan; and

WHEREAS, a SEPA checklist has been prepared and an addendum to the Comprehensive Plan Final Environmental Impact Statement has been issued on July 30, 1998; and

WHEREAS, the Council finds that the proposed amendments are consistent with the Growth Management Act, and will protect and promote the health, safety and welfare of the general public;

NOW THEREFORE,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The Seattle Comprehensive Plan, as adopted by Ordinance 117221 and subsequently amended, is hereby amended as follows:

A. The Table of Contents of the Neighborhood Plans volume of the Comprehensive Plan is hereby amended to add Pioneer Square, as shown in Attachment 1.

B. The 1998 Pioneer Square Neighborhood Plan goals and policies, as shown in Attachment 2 of this Ordinance, are hereby incorporated into the Neighborhood Plans volume of the Comprehensive Plan.

C. The Land Use Element of the Comprehensive Plan is hereby amended as shown in Attachment 3 of this Ordinance to confirm the designation and growth targets for the Pioneer Square Urban Center Village.

D. The Neighborhood Plans volume Pioneer Square section, is hereby amended to include the capital facilities and utilities inventory and analysis and transportation analysis shown in Attachment 4 to this Ordinance.

SECTION 2. The amendments contained in Section 1 of this ordinance constitute an adopted neighborhood plan for purposes of SMC 23.34 (06MDX).

SECTION 3. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the 16th day of November, 1998, and signed by me in open session in authentication of its passage this 16th day of November, 1998.

SUE DONALDSON,
President of the City Council.
Approved by me this 23rd day of November, 1998.

PAUL SCHELL,
Mayor.
Filed by me this 23rd day of November, 1998.
(Seal) ERIN DANFELD,
Acting City Clerk.
Publication ordered by JUDITH PIPPIN,
City Clerk.

Date of official publication in Daily Journal of Commerce, Seattle, December 3, 1998.
12/03/98

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months on the date of publication hereinafter referred to, published in English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce on the 12th day of June, 1941, approved as a legal newspaper by Superior Court of King County.

The notice in the exact form annexed, was published in regular issue of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The attached notice, a

FILED 119231

published on

12/03/98

The amount of the fee charged for the foregoing publication is \$100.00, which amount has been paid in full.

Subscribed and sworn to before me on

12/03/98

Notary Public for the State of Washington,
residing in Seattle

Affidavit of Publication

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